



Columbus Redevelopment Commission

Regular Board Meeting

December 21, 2015

6:00 PM

City Council Chambers

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Minutes

The Redevelopment Commission met in Regular Session on Monday December 21, 2015 at 6:00 p.m. There was also a joint meeting with the Columbus Board of Aviation Commissioners.

Call to Order:

The meeting was called to order at 6:00 p.m. by the Mayor.

Attendees:

Commissioners:

<input checked="" type="checkbox"/> Kristen Brown, Pres.	<input checked="" type="checkbox"/> Frank Jerome, V-P	<input checked="" type="checkbox"/> David Wright, Sec.
<input type="checkbox"/> Laurie Booher	<input checked="" type="checkbox"/> Robert Abrams	<input checked="" type="checkbox"/> Russ Poling, Jr.

Other attendees:

Board of Aviation Commissioners

Representatives from HWC Engineering

Stan Gamso, counsel.

Discussion Items:

1. Walesboro Redevelopment Engineering Results and Economic Impact Analysis
– HWC Engineering

Chris Hamm and Sean Downey from HWC presented their firm's work regarding their contracted task of determining use opportunities for the existing Walesboro Airport.

Chris pointed out that they reviewed the original 2012 Master Plan. That formed a basis for their work as it was felt that other options existed so an extensive analysis of the 2012 plan was not conducted.



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Among the considerations for this design were tenant attractions with a target toward advanced manufacturing. Also included were some traditional manufacturing. Consideration was also given toward building a tax base for the property.

The 2012 plan referred to rail access as a necessity for the site. This was eliminated as it does not appear that rail is as necessary as it once was. That being said, the access is available and could be incorporated if needed.

Then, regarding the test track, they interviewed Cummins and Faurecia, both present day users of the track. The consensus was that a test track was needed; however, they did not explore the details to build one out. They did include in their design a track but felt there were various questions/issues that needed to be addressed.

Their design used smaller lot sizes. This is consistent with the planning department guidelines. They opined that it is always easier to combine lots into larger parcels for a business rather than start with larger lots and try to reduce them in size.

Their overall plan without the test track calls for thirty-nine (39) lots. Also, the lot sizes are established after the creation of detention/retention ponds for drainage.

Consideration was given to detention of rainfall, grading, earthwork, whether additional earth would need to be delivered to the site, storm and sanitary sewers, curbs, gutters and pedestrian walkways. Also, it is believed that the existing sewage lift station on the property would need to be modified as it was not deep enough to accommodate the redesigned topography.

Various illustrations were provided along with estimated project costs for a full buildout without a test track of some \$45,000,000. Additionally, preliminary analysis regarding optional income tax revenue for property, personal and local were provided all with values computed as if the project were completely built out. Lastly, a preliminary analysis was had regarding revenue that could be generated for the Central TIF district.

In all cases, a substantially more comprehensive report would be forth coming.



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Public input yielded inquiries about increased vehicular traffic and the need for better traffic control.

The Airport Board inquired as to the next steps and the Mayor opined that the Airport Manager should commence a survey as to property that would be located in Phase I.

Action Items:

2. Approval of Minutes: November 16, 2015 Regular Meeting

Review of the November 16, 2015 Regular Meeting Minutes was had, no corrections or changes were noted. Dave moved and Russ seconded a motion to adopt same. There being no discussion, the motion passed unanimously.

Approval of Minutes: November 19, 2015 Special Meeting

Review of the November 19, 2015 Special Meeting Minutes was had, no corrections or changes were noted. Dave moved and Russ seconded a motion to adopt same. There being no discussion, the motion passed unanimously.

Approval of Minutes: December 7, 2015 Special Meeting

Review of the December 7, 2015 Special Meeting Minutes was had, no corrections or changes were noted. Russ moved and Dave seconded a motion to adopt same. There being no discussion, the motion passed unanimously.

3. Second and Lafayette Property.

As to the bid responses to the 2nd & Lafayette property received at the December 7, 2015 meeting, Counsel suggested that the bids should be formally rejected as not being in compliance with the Bid Request.

Dave moved and Frank seconded a motion to formally reject the bids received from Hickory Investments and Altera Group as not being in compliance with the Bid



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Request. There being no further discussion, the motion passed unanimously. The Mayor said she would notify the bidders of the Commissioner's decision.

4. Review and Approval of Claims

The Mayor presented seven (7) claims dockets to the Commission for consideration. The Commissioners had previously examined the claims, Russ moved and Dave seconded a motion to pay the claims. There being no further discussion the motion passed unanimously.

Adjournment

There being no further business, Dave moved and Russ seconded a motion to adjourn. The motion passed unanimously and the meeting was adjourned at 7:45 p.m.

Approval of ____ day of _____, 2015 minutes.

President

Vice-President

Secretary

Member

Member

Date: _____